008.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	988,200 / 988,200
					USE VALUE:	988,200 / 988,200
					ASSESSED:	988,200 / 988,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANCIS EDWARD T/TRUSTEE
Owner 2:	EDWARD T FRANCIS REVOCABLE TR
Owner 3:	
Street 1:	7 BELKNAP ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCIS EDWARD T -
Owner 2:	-
Street 1:	7 BELKNAP ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2528 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6960.000	480,100	5,100	503,000	988,200
Total Card	0.160	480,100	5,100	503,000	988,200
Total Parcel	0.160	480,100	5,100	503,000	988,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.93 /Parcel: 390.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6996
GIS Ref:
GIS Ref:
Insp Date: 10/12/17

!752!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,100	5100	6,960.	503,000	988,200		Year end	12/23/2021
2021	104	FV	458,800	5100	6,960.	503,000	966,900		Year End Roll	12/10/2020
2020	104	FV	459,000	5100	6,960.	503,000	967,100	967,100	Year End Roll	12/18/2019
2019	104	FV	354,200	5100	6,960.	534,500	893,800	893,800	Year End Roll	1/3/2019
2018	104	FV	354,200	5100	6,960.	389,900	749,200	749,200	Year End Roll	12/20/2017
2017	104	FV	337,500	5100	6,960.	339,600	682,200	682,200	Year End Roll	1/3/2017
2016	104	FV	337,500	5100	6,960.	289,200	631,800	631,800	Year End	1/4/2016
2015	104	FV	301,300	5100	6,960.	283,000	589,400	589,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:57:42

LAST REV

Date	Time
10/18/17	14:32:08
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 752

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCIS EDWARD	68799-388		1/23/2017	Convenience	1	No	No		
FRANCIS EDWARD	52577-34		4/15/2009	Family	99	No	No		
	9268-581		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Inspected	BS	Barbara S
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	372	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6960		Sq. Ft.	Site		0	80.	0.90	1									503,041						503,000	

Total AC/HA:	0.15978	Total SF/SM:	6960	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	503,041	Spl Credit		Total:	503,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08677197
Const Adj.:	0.97515047
Adj $ / SQ:	190.758
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695869
Depreciation:	215719
Depreciated Total:	480150

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
1	5	2	1
Totals			
2	11	4	

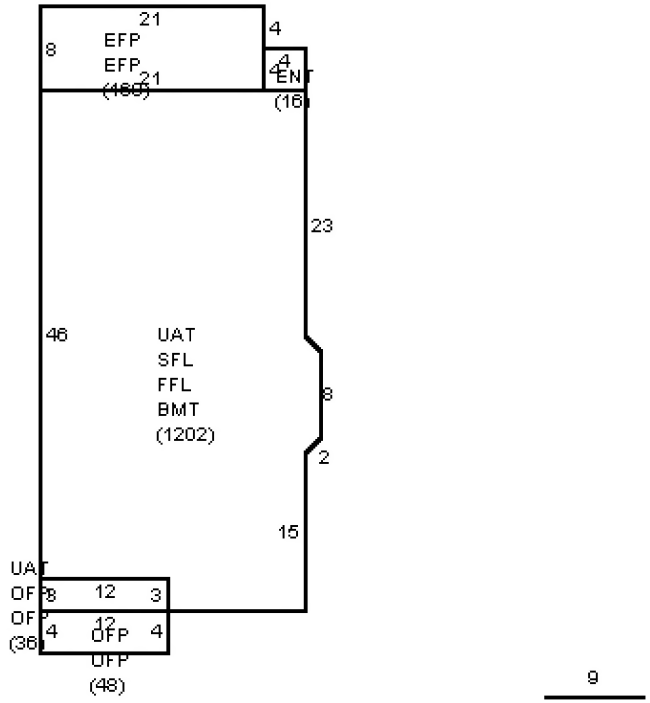
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.76
Special Features:	0	Val/Su Net:	108.23
Final Total:	480100	Val/Su SzAd	199.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,202	57.230	68,787
FFL	First Floor	1,202	190.760	229,291
SFL	Second Floor	1,202	190.760	229,291
EFP	Enclos Porch	336	34.450	11,575
UAT	Upper Attic	310	99.190	30,701
OFP	Open Porch	168	25.670	4,312
ENT	ENTRY	16	25.740	412
	Net Sketched Area:	4,436	Total:	574,369

Size Ad	2404	Gross Area	5364	FinArea	2528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100